

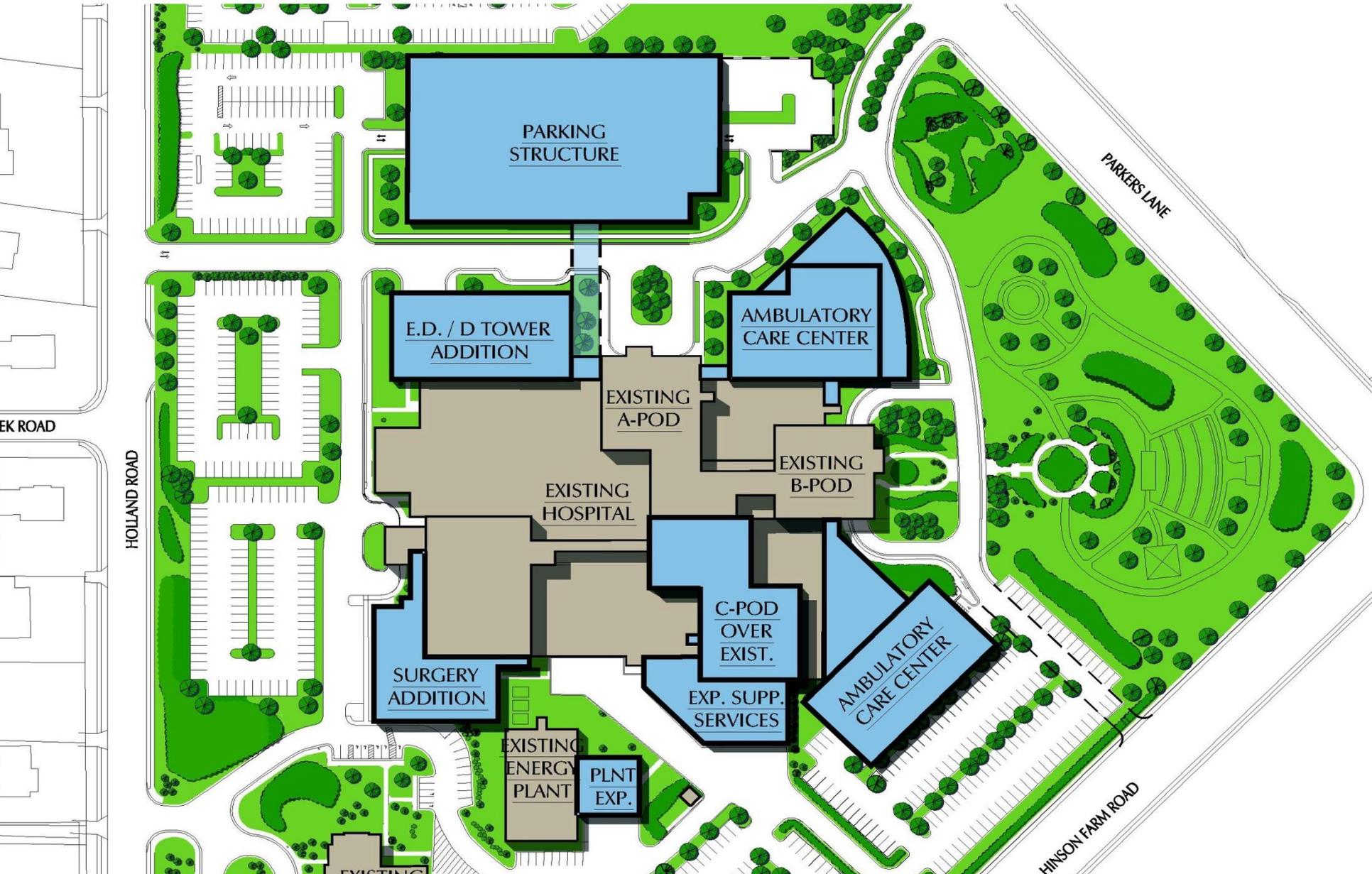


# *Mount Vernon District Tour 2015 Accomplishments*

**February 27, 2016**

*George Washington's Grist Mill*

# Mount Vernon Hospital Expansion Plan



# Veatch Family Emergency Department



- \$22.8 million, 22,500 square-foot emergency department
- 35 new all-private treatment rooms
- New “fast track” rooms to treat less serious injuries
- Improved ambulance access
- New cardiac emergency rooms
- Specialized pediatric treatment area
- Slated to open Winter 2016-17

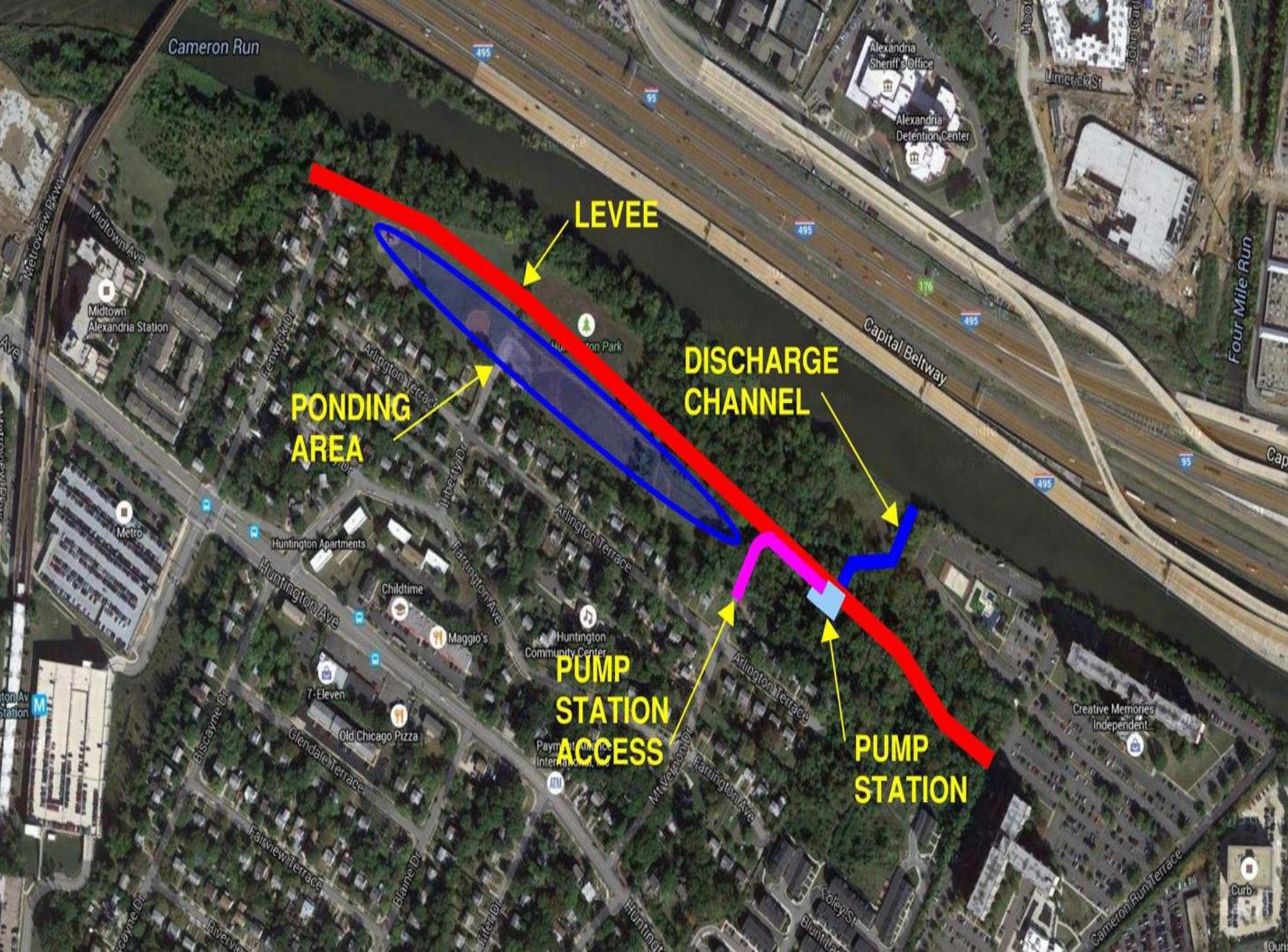
# Bike Lanes

- Restriped Sherwood Hall Lane
- Added bike lanes to Quander Road, Fordson Road, Collingwood Road, Telegraph Road, and Beacon Hill/Belle View
- Adding bike lanes on Hinson Farm this year
- Looking at roadways to include on road bike lanes

# Huntington Levee

- 2,800 foot long levee, 6-11 feet tall
- 6 foot trail along the top
- Design is done and under review by DPWES
- Construction starts January 2017
- Scheduled completion is Spring 2019





Cameron Run

495

95

495

176

495

495

95

Metroview Pkwy

Midtown Ave

Midtown Alexandria Station

Ave

Metro

Huntington Ave

Huntington Apartments

Childtime

Maggio's

7-Eleven

Old Chicago Pizza

Biscayne Dr

Fairview Terrace

Riverview

Liberty Dr

Arlington Terrace

Farrington Ave

Arlington Terrace

Huntington Community Center

Payment Services International

Biscayne Dr

Blaine Dr

Farrington Ave

Huntington

Mt Vernon Dr

Farrington Ave

Arlington Terrace

Coley St

Blunt Ln

Capital Beltway

Four Mile Run

Limerick St

Creative Memories Independent

Curb

**LEVEE**

**PONDING AREA**

**DISCHARGE CHANNEL**

**PUMP STATION ACCESS**

**PUMP STATION**



Levee I-Wall

Open Channel

Cameron Run

Ponding Area

# The Parker at Huntington



# The Parker at Huntington

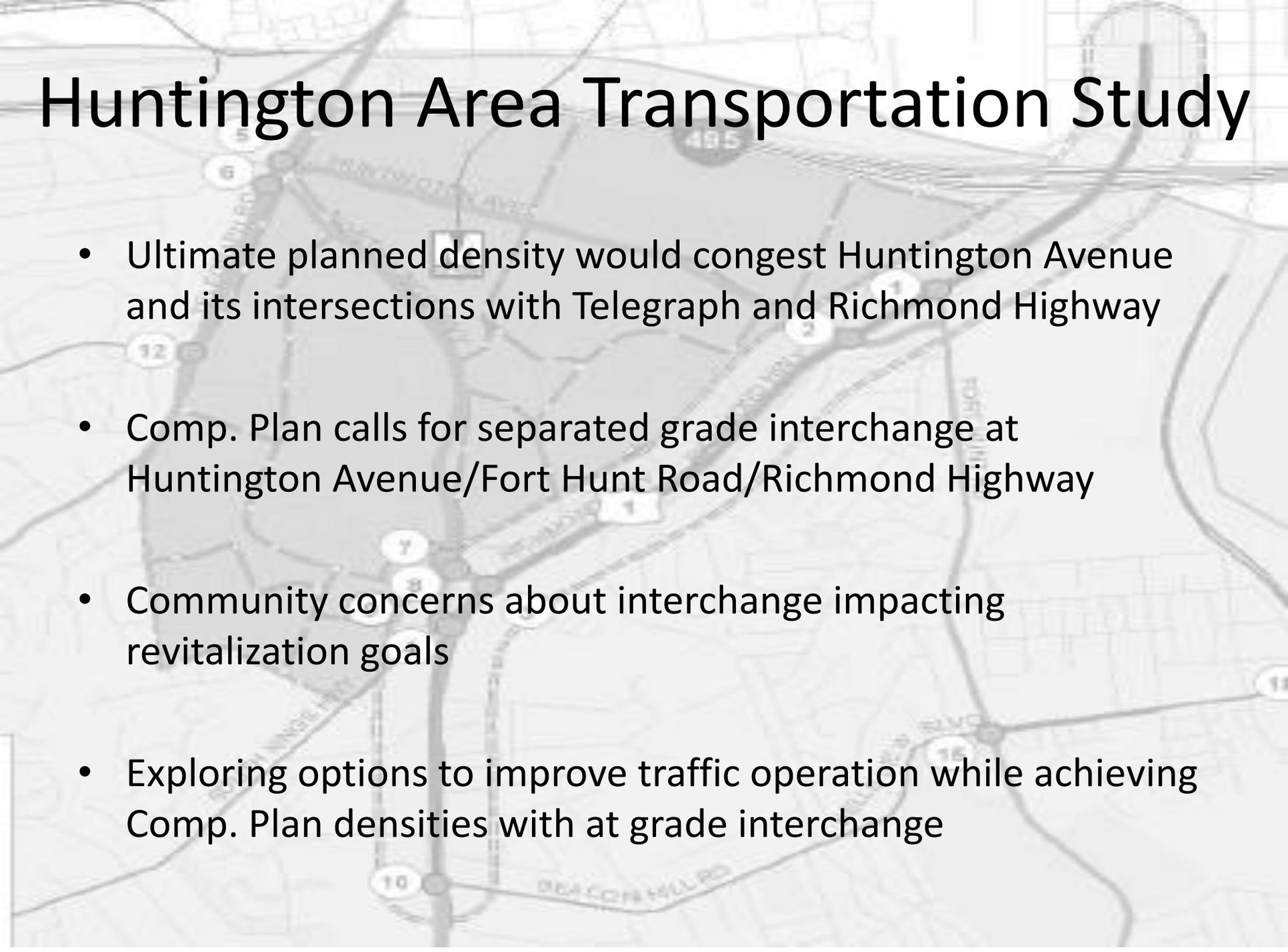
- 390 unit, 4-6 story apartments
- 15 story 260,000 sq. ft. office/retail
- 200 room hotel
- Currently leasing



# Huntington Club Condos

- Huntington Club is finalizing contract negotiations with a developers
- Comprehensive Plan approved Feb. 2013 for densities up to 3.0 FAR
- 1,200 – 1,800 housing units; 600,000 to 1 million sq. ft. of office; 127,00 sq. ft. of retail

# Huntington Area Transportation Study



- Ultimate planned density would congest Huntington Avenue and its intersections with Telegraph and Richmond Highway
- Comp. Plan calls for separated grade interchange at Huntington Avenue/Fort Hunt Road/Richmond Highway
- Community concerns about interchange impacting revitalization goals
- Exploring options to improve traffic operation while achieving Comp. Plan densities with at grade interchange

# Brookside Motel Site

*Brookside Motel*

U. S. Route 1 (South) Near City Limits  
1500 Richmond Highway  
ALEXANDRIA, VIRGINIA



- Proposal to build self-storage facility
- Supported by SFDC, MVCCA leadership urging consideration
- Not supported by Comprehensive Plan



# South Alex

- Combined Properties will demolish Penn Daw Shopping Center this Spring
- 400 apartment units
- 41 townhouses
- 44,000 sq. ft. of retail space, and a Fresh Market grocery store





SOUTH ALEX

THE GROCERY STORE

alexandria

Massage SPA

HORIZON BURGER

Pet PARTNERS

PARKING

THE GROCERY STORE

FARMWAX

THE GROCERY STORE

# Fairfield Inn & Suites

- 108 rooms
- Under construction

FAIRFIELD  
INN & SUITES SM



# Car Title Lenders

- Board of Supervisors approved an ordinance prohibiting new ones in revitalization districts!

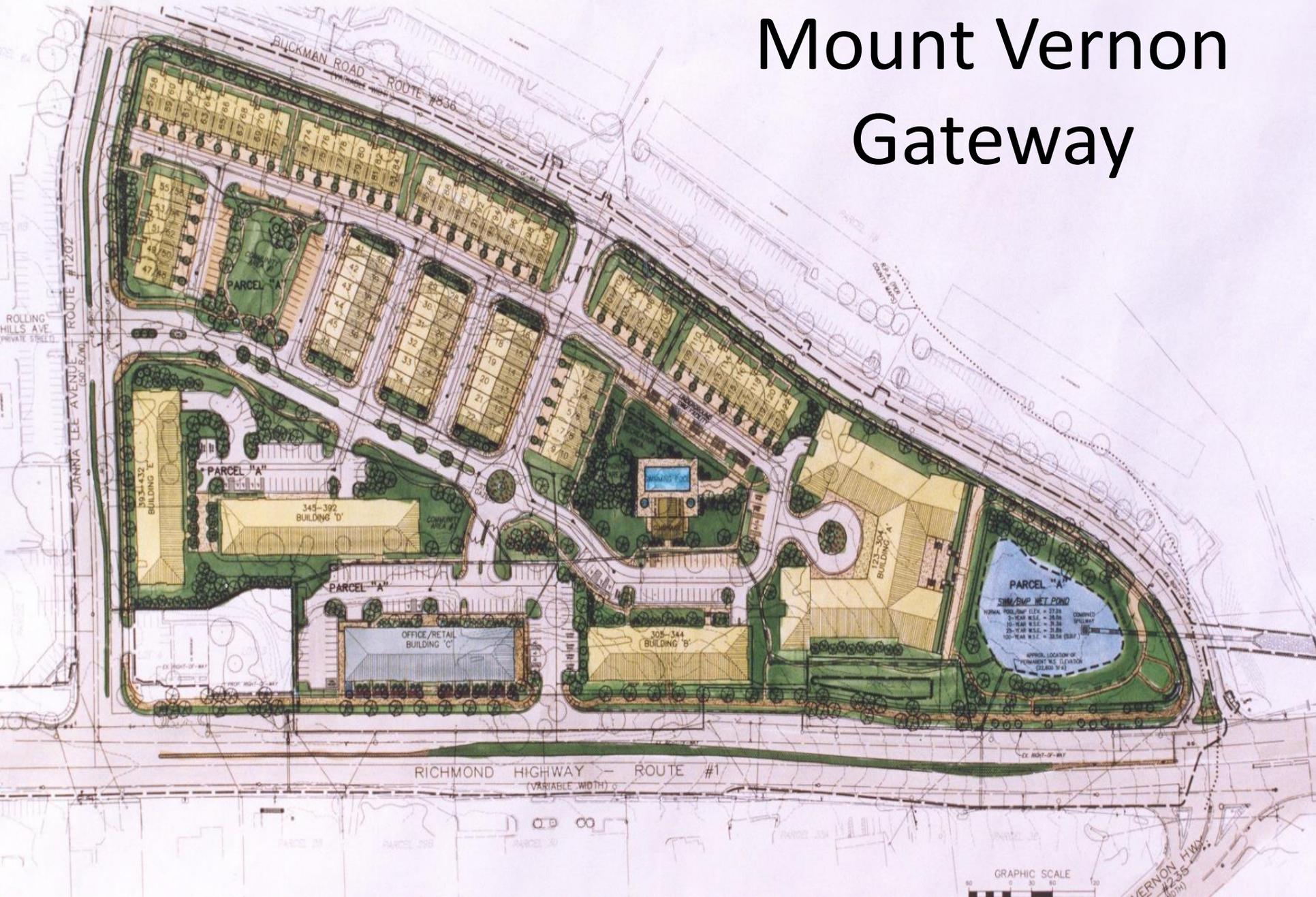


# Town Place Suites



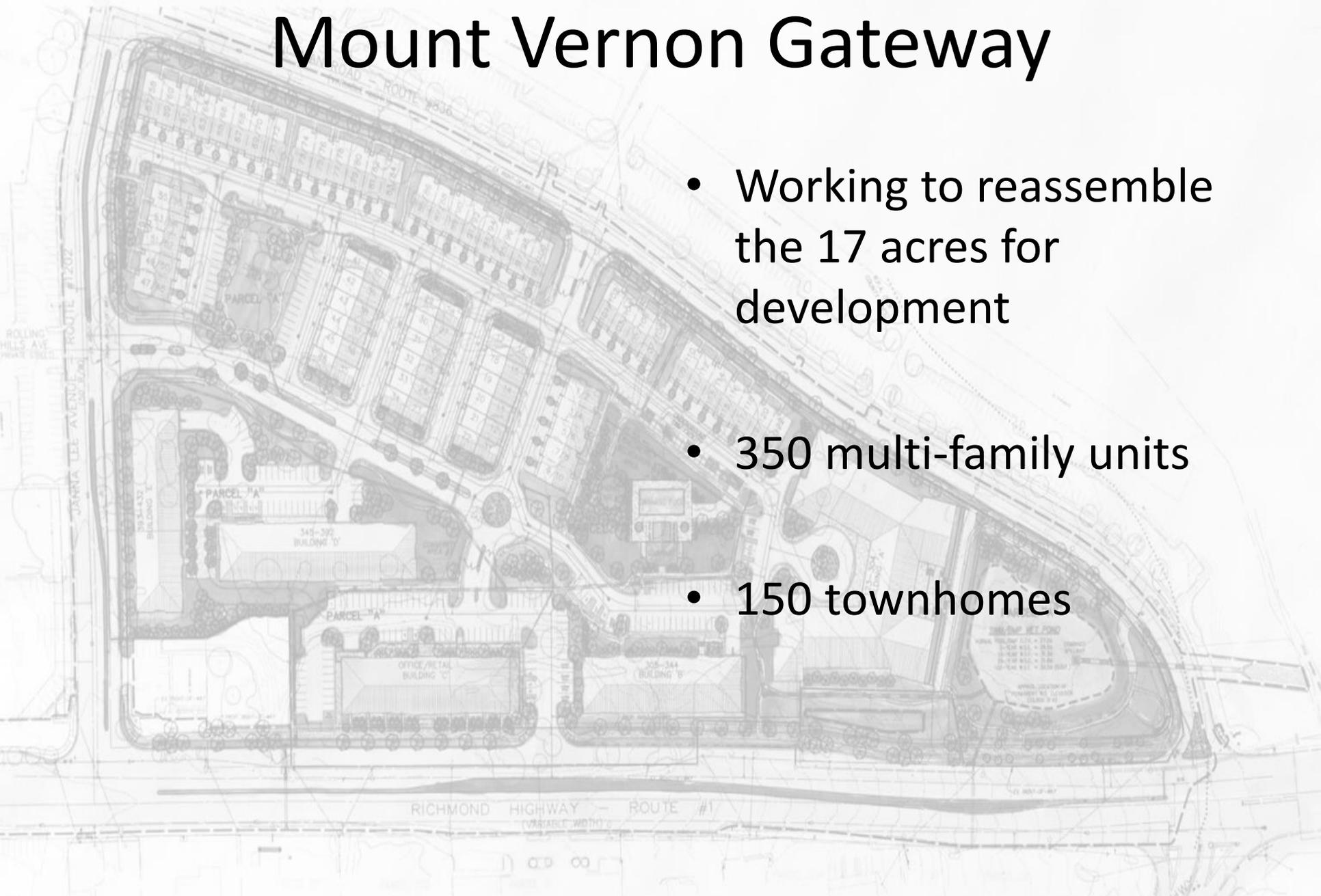
- 92 room hotel
- Corner of Woodlawn Court and Richmond Highway
- Complete this Spring

# Mount Vernon Gateway



# Mount Vernon Gateway

- Working to reassemble the 17 acres for development
- 350 multi-family units
- 150 townhomes



# Quality Inn & Suites

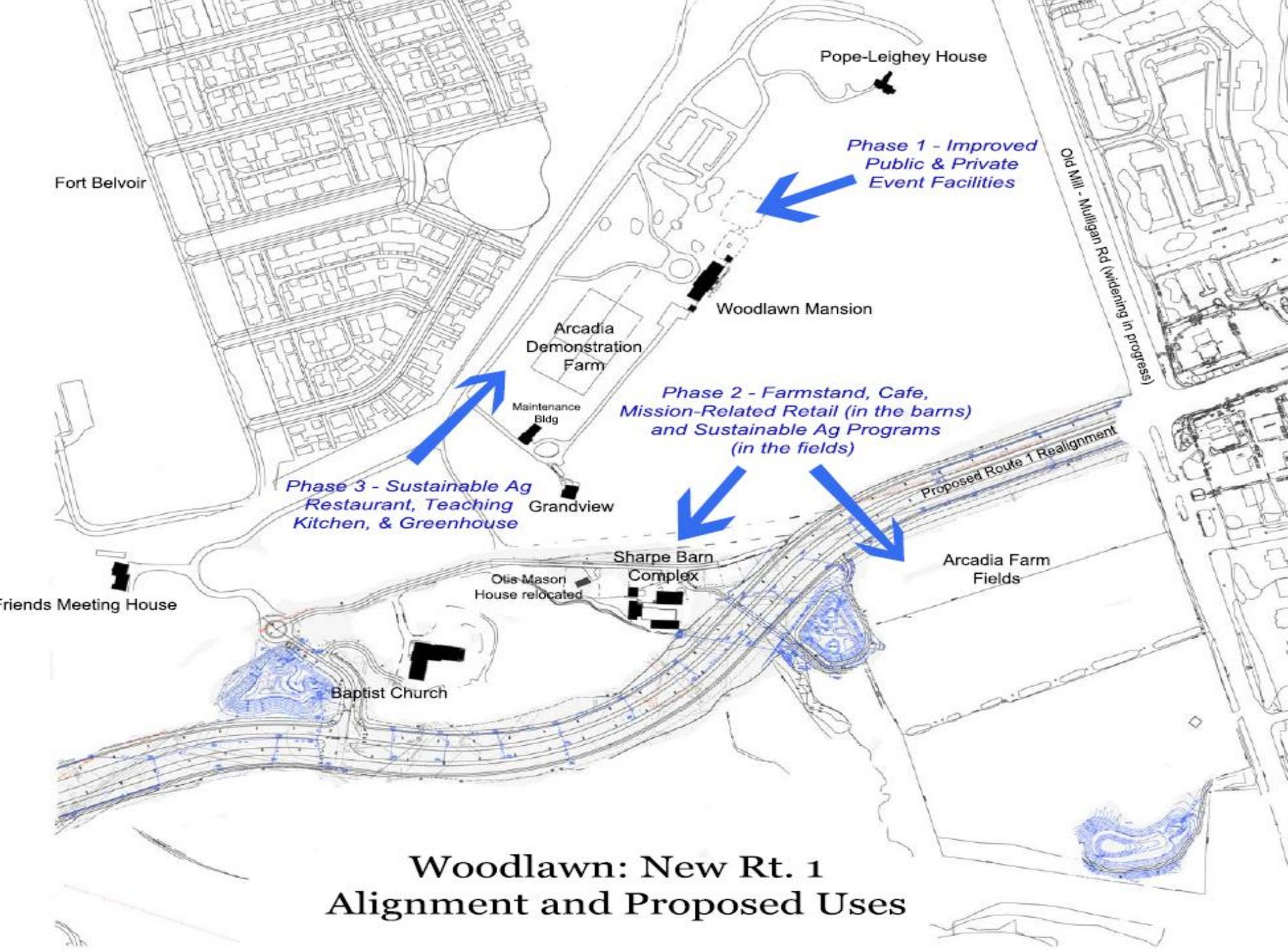
- Sienna Corp interested in building self-storage
- Not in harmony with Comprehensive Plan



# Arcadia



- Plans to submit a Special Exception to develop a cultural center, farm and restaurant that support the historic use
- Established a Veteran Farmer Program
- Also host a mobile market, camps for kids, and many other community programs



Fort Belvoir

Pope-Leighey House

*Phase 1 - Improved Public & Private Event Facilities*

Woodlawn Mansion

Arcadia Demonstration Farm

*Phase 2 - Farmstand, Cafe, Mission-Related Retail (in the barns) and Sustainable Ag Programs (in the fields)*

Maintenance Bldg

*Phase 3 - Sustainable Ag Restaurant, Teaching Kitchen, & Greenhouse*

Grandview

Proposed Route 1 Realignment

Old Mill - Mulligan Rd (widening in progress)

Friends Meeting House

Sharpe Barn Complex

Arcadia Farm Fields

Otis Mason House relocated

Baptist Church

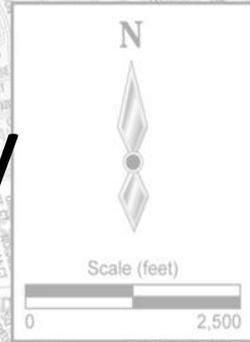
# Woodlawn: New Rt. 1 Alignment and Proposed Uses

# Widening Richmond Highway

- \$180 million to widen Richmond Highway to 6 lanes from Telegraph Road to Route 235 at Woodlawn

- New bridges over Accotink Creek

- Scheduled for completion in 2016



**BEGIN PROJECT**

**END PROJECT**



The National Army Museum is located on 40 acres of the former site of Fort Belvoir, Va., less than 20 miles from our nation's capital in Washington, D.C. The main building will be approximately 185,000 square feet and display selections from 15,000 pieces from the Army Art Collection and 30,000 artifacts, documents, and images.

# National Museum of the United States Army

- 185,000 sq. ft. museum on 41 acres
- Planned opening in 2019
- Will draw over 750,000 visitors a year
- Raising money so buy a brick or donate!

# Village of Accotink



- 283 residential units and 24,000 SF retail in mixed use development



# Lorton Road Widening

- Widening to 4 lanes from Silverbrook Road to Ox Road
- Scheduled completion date is December 2016
- On road bike lanes and 10' shared use path, bridges over Giles Run and the greenway trail



# Adaptive Reuse Site



## LEGEND

- RETAIL
- RETAIL PARKING  
(267 OR 344 SPACES)
- OFFICE
- OFFICE PARKING  
(120 OR 180 SPACES)
- ADAPTIVE REUSE RESIDENTIAL
- ADAPTIVE REUSE RES. PARKING  
(318 SPACES)
- NEW RESIDENTIAL
- NEW RESIDENTIAL PARKING  
(171 ON-STREET VISITOR SPACES)
- POWER HOUSE RETAIL
- POWER HOUSE RETAIL PARKING  
(30 SPACES)
- COMMUNITY/CIVIC
- COMMUNITY/CIVIC PARKING  
(16 SPACES)
- ALT. PARKING LOCATIONS  
PENDING RETAIL/OFFICE S.F.

LAUREL HILL  
PARKING USE PLAN



LORTON, VIRGINIA  
MARCH 2, 2012  
N.T.S.



*Video courtesy of Jay Spiegel*

# South County High School Turf Field

- Completed Summer 2015!



*Photo courtesy of Jay Spiegel*

# Hayfield Secondary Turf Field



# 2016 Goals and Priorities

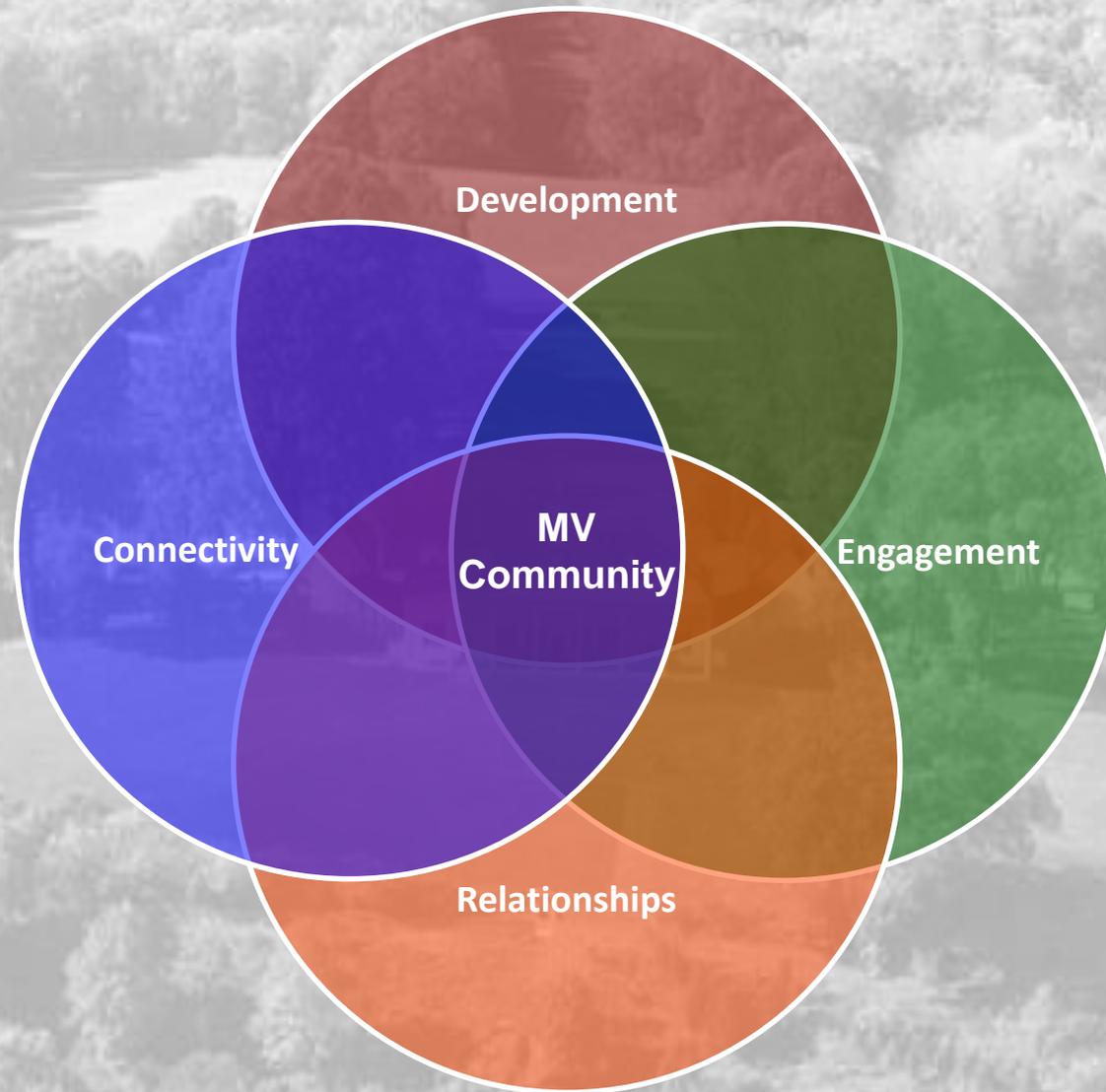




- Strong heritage, new Supervisor, new opportunities

- Priorities
  - Responsiveness
  - Enhanced communications
  - Community building
  - Integration

# Building Blocks for Better Communities



# Accelerating into the Future

Healthcare

Business  
Development

Fort Belvoir

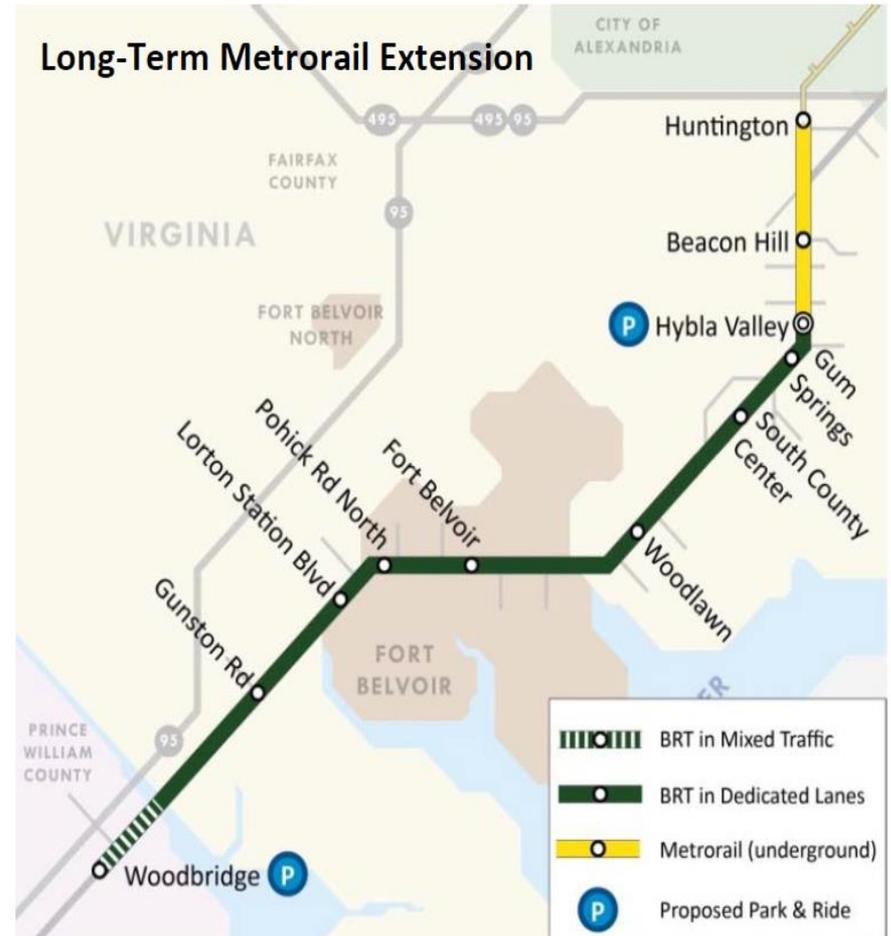
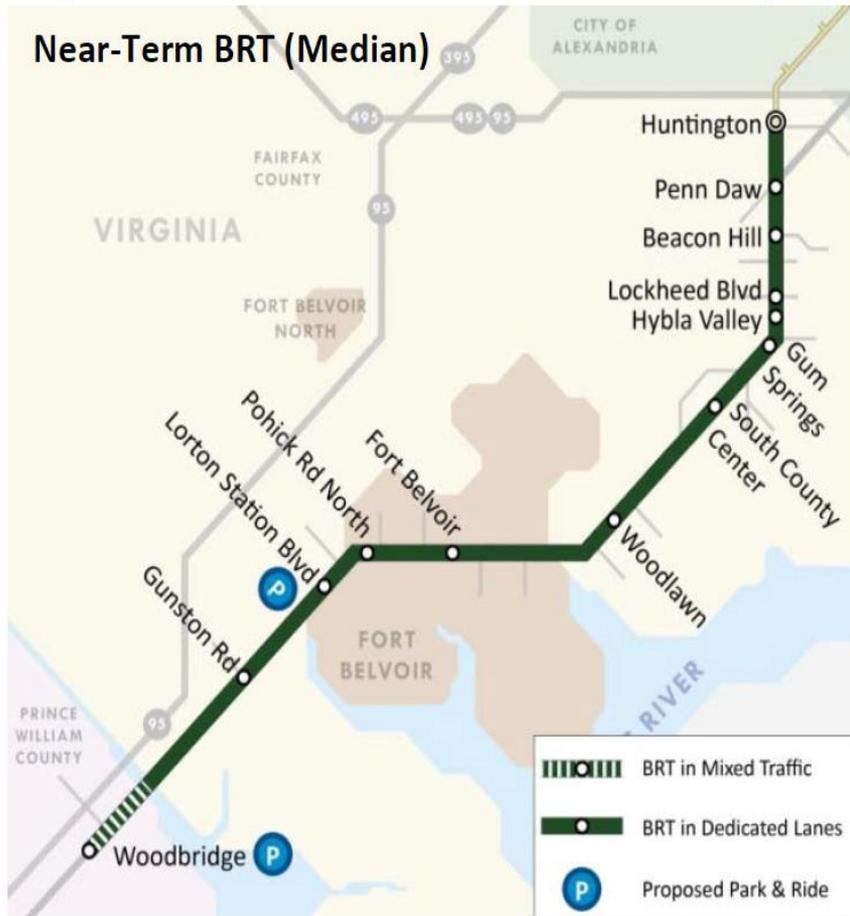
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## Heritage/Tourism

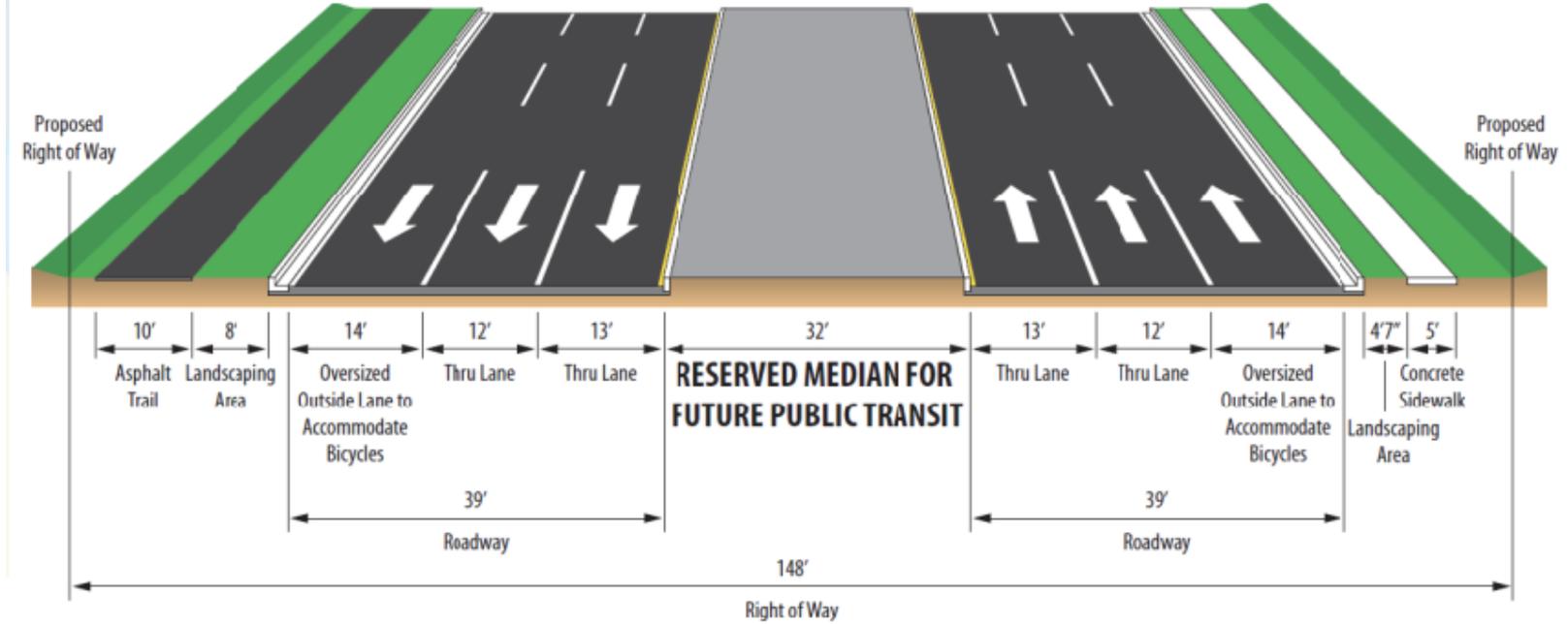
- Mount Vernon
- Gunston Hall
- Woodlawn
- Army Museum
- Workhouse Arts Center
- Natural Environment

# Richmond Highway Multimodal Improvements

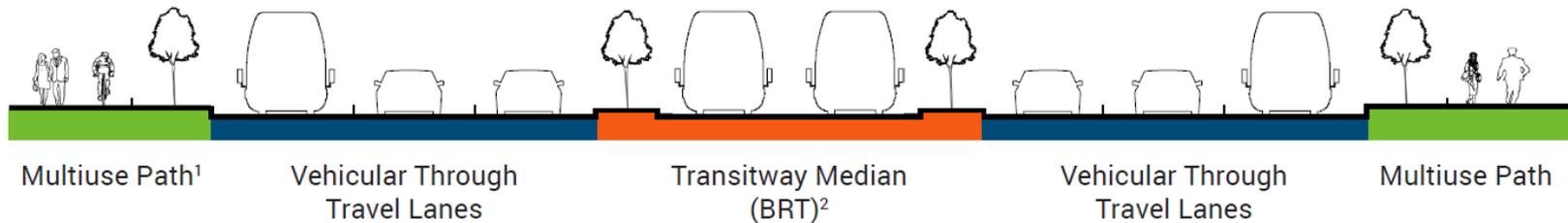
Figure 7-9: Alternative 4: Metrorail/BRT Hybrid



# Proposed typical 6-lane section



## Recommended Cross-Section



# Mount Vernon Town Hall

February 27, 2016

Meghan Van Dam  
Fairfax County Department of Planning and Zoning

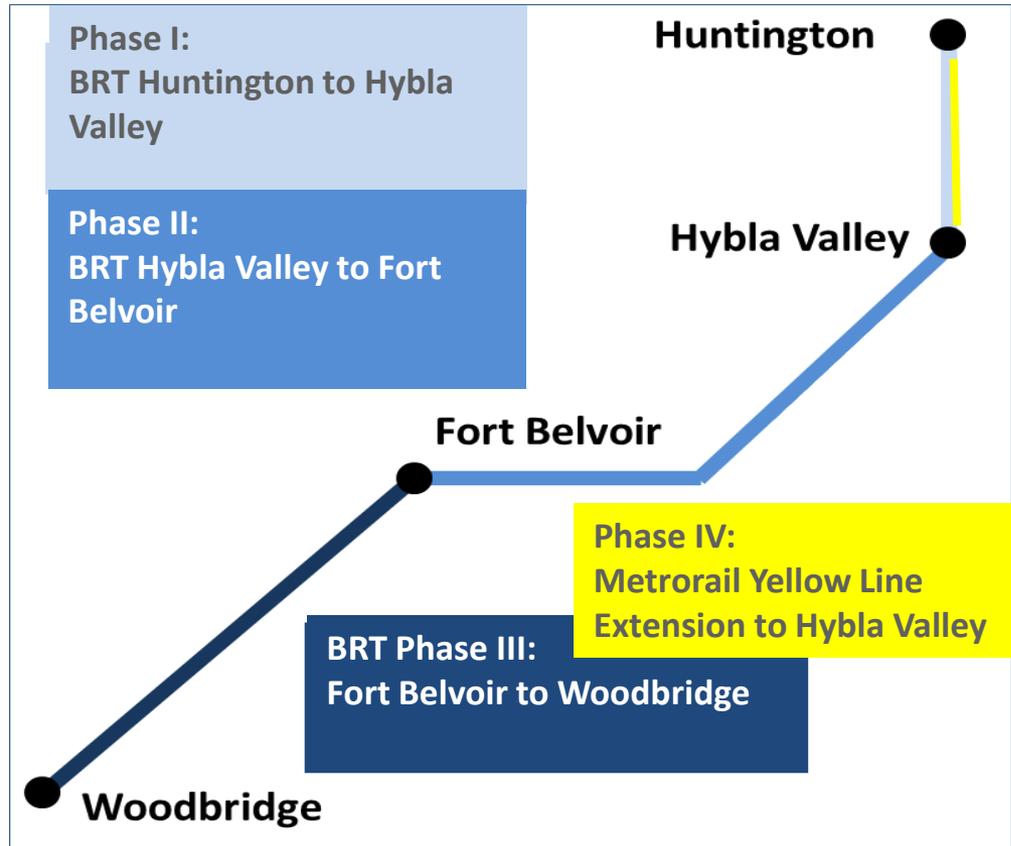


# Route 1 Multimodal Alternatives Analysis

## Executive Steering Committee Resolution:

### “BRT/Metrorail Hybrid”

- Median running Bus Rapid Transit (BRT)
- Metrorail extension to Hybla Valley
- Roadway Widening
- Bicycle and Pedestrian Facilities



# Illustrative Images of Bus Rapid Transit

RTC Express  
Las Vegas, NV



Metroway  
Alexandria, VA



## Illustrative Change in Land Use Beacon Hill Example



Today (2015)



BRT Future Scenario

# Board of Supervisors Action - May 12, 2015



- 1. Endorsed the Route 1 AA ESC Resolution**
  - Incl. multimodal improvements of “BRT/Metrorail Hybrid.”
- 2. Authorized a Comprehensive Plan amendment**
  - Assess and refine the Route 1 AA recommendations, Huntington to Accotink Village, Fort Belvoir.
- 3. Authorized environmental and design work**
  - BRT and the associated road widening of Route 1, Huntington Metrorail Station to Accotink Village.

# Embark General Timeline and Key Components

## Spring 2015 – Spring 2016

- Develop policy guidance for BRT and Metrorail
- Evaluate and refine BRT station locations
- Evaluate land uses within ½ mile radius around stations

## Summer 2016 – Summer 2017

- Assess infrastructure requirements:
  - Transportation analysis
  - Schools, parks, public safety, etc.
- Revise street cross sections and corridor design standards

## Fall 2017 – Early 2018

- Refine land uses based on impact analysis
- Finalize land use and transportation recommendations
  - Including VDOT 870
- Conduct public hearings (final action on Plan amendment)

## Early 2018 – End of 2018

- Additional Activities:
- Complete urban design guidelines

Road Widening Env. Assess. (VDOT)

BRT Env. Assess. (FCDOT)

Public Outreach

# Current Activities



## Comprehensive Plan Amendment

- Existing Conditions
- Policy Objectives – BRT and Metrorail
- Land Use Review

## Route 1 widening (Route 235 to Napper) 4 lanes to 6 lanes

- Environmental and design work is underway
- \$10M funding approved for this segment (\$1M NVTAs and \$9M federal RSTP)

## BRT system (Huntington to Accotink)

- County is approved to receive \$3.9M in design funding from the state in FY 2016

# Public Outreach

- **Advisory Group:**
  - SFDC and Mount Vernon and Lee community representatives
  - Standing meetings - 4<sup>th</sup> Monday, each month
- **Public Meeting: May 2016**
- **Website:**  
<http://www.fairfaxcounty.gov/dpz/embarkrichmondhwy>
- **Listserv:** <http://www.fairfaxcounty.gov/email/lists/>
- **Email:** [DPZ-RichmondHighway@fairfaxcounty.gov](mailto:DPZ-RichmondHighway@fairfaxcounty.gov)
- **Facebook:** <https://www.facebook.com/fairfaxlanduse>



# QUESTIONS AND ANSWERS

<http://www.fairfaxcounty.gov/dpz/embarkrichmondhwy>

[DPZ-RichmondHighway@fairfaxcounty.gov](mailto:DPZ-RichmondHighway@fairfaxcounty.gov)

**Meghan Van Dam, FCDPZ**

**[Meghan.vandam@fairfaxcounty.gov](mailto:Meghan.vandam@fairfaxcounty.gov)**

**Jennifer Garcia, FCDPZ**

**[Jennifer.Garcia@fairfaxcounty.gov](mailto:Jennifer.Garcia@fairfaxcounty.gov)**

**(703)324-1380**



# Lorton Police Station



- \$30 million approved in 2015 bond
- 61,000 sq. ft. facility
  - Police
  - Animal Shelter Annex
  - Community Rooms
  - Satellite Office for MV Supervisor
- Evaluating sites in Lorton
- Construction 2018-2020

# Penn Daw Mobile Home Sales & IMP Site



Colony Way

Mill Rd

Richmond Hwy

Richmond Hwy

Wage Green

# Penn Daw Mobile Home Sales & IMP Site

- Proposal to build townhomes
- Comprehensive Plan change Authorized 2015
- Would require floodplain delineation and rezoning application
- Problematic soils on the site

# Original Mount Vernon High School Task Force

- Islamic Saudi Academy vacates the site October 2016
- Task Force recommends
  - Locating area Non-profits
  - Providing educational and vocational training opportunities
  - Selling a portion of the land for development



# North Hill

- Will authorize a Comprehensive Plan Amendment on March 1st
- Community Housing Partners and Pennrose have partnered to provide a mix of affordable, workforce and market rate homes
- 278 multifamily units; 195 townhomes

Crown Gas Station  
E & C Enterprises Inc

Lockheed Mobil

Richmond Hwy

Bois Dr

Arlington Dr

© 2007 Navteq  
© 2007 TeleAtlas

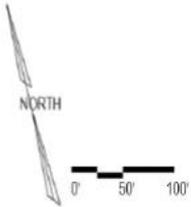
Google



Pointer 38°45'36.95" N 77°04'53.17" W

Streaming 100%

Eye all 2269 ft



GARAGE BELOW

RICHMOND HWY (ROUTE #1)

SIDEWALK  
MULTI-USE PATH

Multi-Family	1A	1B	2A	2B	3A	3B	TOTAL QTY	
AVERAGE 1-BR (709 nsf, 837 gsf)	20	18	20	4	13	16	91	33%
AVERAGE 2-BR (943 nsf, 963 gsf)	37	18	29	26	18	9	137	49%
AVERAGE 3-BR (1,005 nsf, 1057 gsf)	11	7	6	3	11	12	50	18%
<b>TOTAL</b>	<b>68</b>	<b>43</b>	<b>55</b>	<b>33</b>	<b>42</b>	<b>37</b>	<b>278</b>	

Townhomes	QTY
18' WIDE	54
20' WIDE	81
22' WIDE	80
<b>TOTAL</b>	<b>195</b>



COLONNADE  
INFORMAL AMPHITHEATRE

BUS STOP

*This site plan is conceptual in nature. Specific elements, features and configurations are subject to change.*

G = GARAGE ENTRY  
P = PEDESTRIAN ENTRY

Site Plan



# Kings Crossing Development



NOT TO SCALE  
01-08-2016

FAIRVIEW SKETCH ELEVATION

- New mixed use development south of Kings Crossing Walmart
  - 350 dwelling units
- 

NOT TO SCALE  
01-08-2016

ROUTE 1 SKETCH ELEVATION

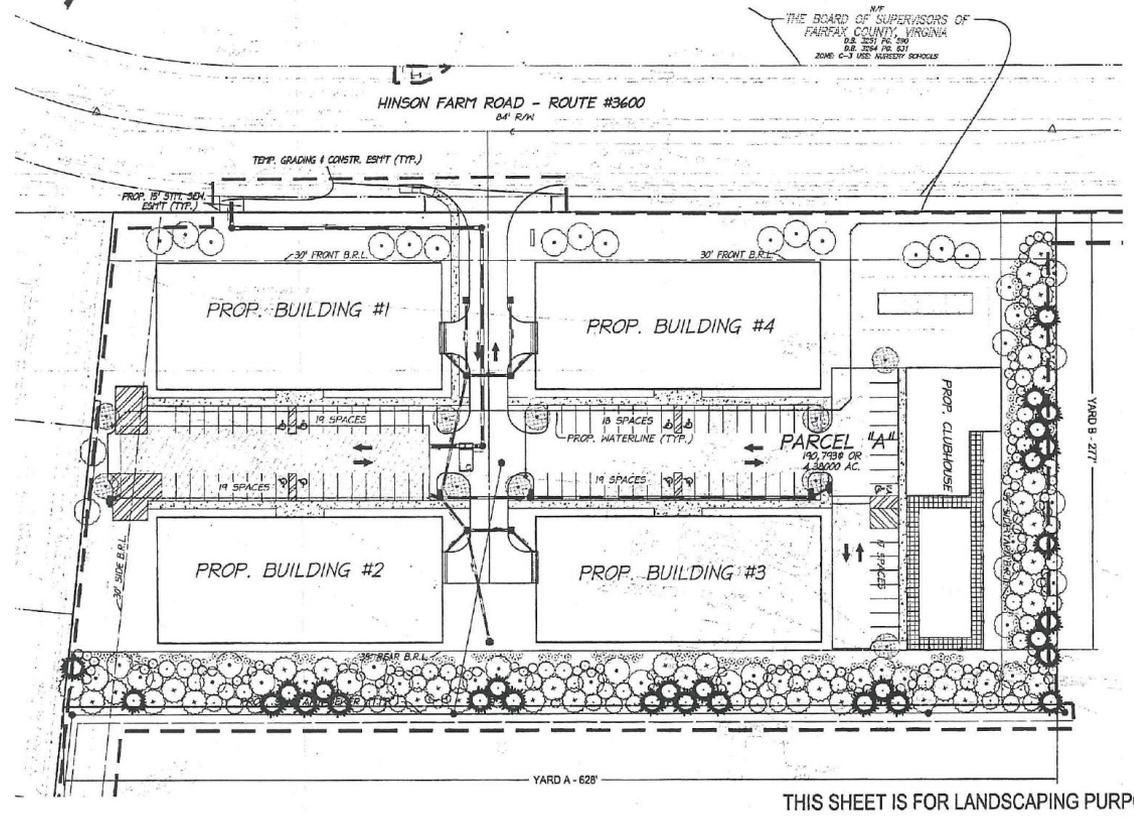
# Huntington Crossing

- Rezoning to permit the construction of a 5 story building with 360 dwelling units
- Planning Commission hearing on rezoning scheduled this Fall

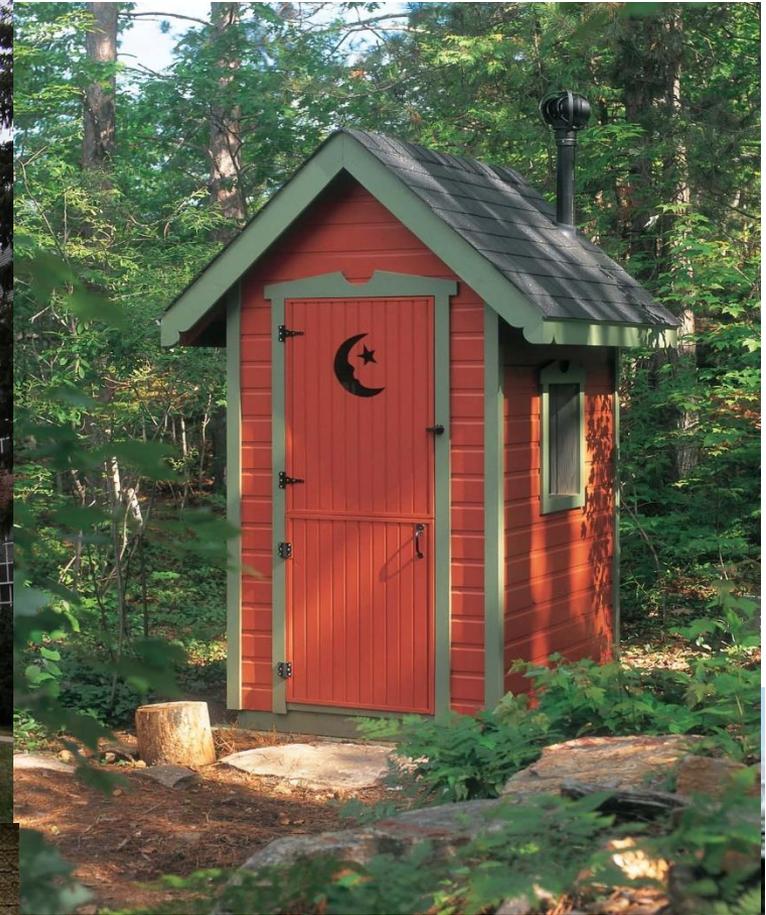


# Justice Snowden Farm Development

- Proposal to build 128 independent senior living units
- 4.38 acres of land close to the medical office suites on Hinson Farm
- Requires change in covenants and zoning approval



# We Gotta Name Something After Gerry!



Now Let's Hear from You!

